

IN RE: PETITION FOR ZONING VARIANCE
S/S Greystone Road, 174.38'
NE of Seven Oaks Road
(1209 Greystone Road)
13th Election District
1st Councilmanic District
Dorsey S. Truitt, Jr.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 88-482-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a front yard setback of 18 feet in lieu of the required 25 feet as more particularly described on Petitioner's Exhibit 1.

The Petitioner appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 1209 Greystone Road, is zoned D.R. 5.5. The Petitioner proposes to construct an addition to the existing dwelling to meet his growing family's needs. Due to the unique characteristics of the property, the addition cannot be built in strict compliance with the Baltimore County Zoning Regulations (B.C.Z.R.) and still be of a size that is useful.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Deputy Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the B.C.Z.R. and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

Mr. Dorsey S. Truitt, Jr.
Ms. Robin L. Randall
1209 Greystone Road
Arbutus, Maryland 21227

Re: Petition for Zoning Variance
CASE NUMBER: 88-482-A
35 Greystone Road, 174.38' NE Seven Oaks Road
(1209 Greystone Road)
13th Election District - 1st Councilmanic
Petitioner(s): Dorsey S. Truitt, Jr., et al
HEARING SCHEDULED: THURSDAY, JUNE 8, 1988 at 9:00 a.m.

Dear Mr. Truitt and Ms. Randall:

Please be advised that \$69.10 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 7/8/88 ACCOUNT: 88-482-A

AMOUNT: \$ 69.10

RECEIVED FROM: Dorsey S. Truitt

FOR: 88-482-A

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of July, 1988, that a variance to permit a front yard setback of 18 feet in lieu of the required 25 feet, in accordance with Petitioner's Exhibit 1, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) The proposed addition shall be used strictly for private residential/family purposes and not for the operation or benefit of any business.
- 3) The use of the existing garage on the property is limited to private residential/family purposes and shall not be used for any business purposes, including but not limited to, the truck/car repair shop the Petitioner currently operates in Glen Burnie.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bja

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 13th
Posted for: Variance
Petitioner: Dorsey S. Truitt, Jr. et al
Location of property: 35 Greystone Rd. 174.38' NE Seven Oaks Rd. (1209 Greystone Rd.)
Location of sign: In front of subject property at 1209 Greystone Rd.
Remarks: S. J. Grala
Posted by: S. J. Grala
Date of return: May 27, 1988
Number of signs: 1

"DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD., May 19, 1988
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on May 19, 1988.

THE JEFFERSONIAN,

Publisher

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the subject property located at 1209 Greystone Road, 174.38' NE Seven Oaks Road, 13th Election District, 1st Councilmanic District, Baltimore County, Maryland, on Thursday, June 8, 1988 at 9:00 a.m. The purpose of the hearing is to consider the Petition for Zoning Variance Case Number 88-482-A. The Petitioner is Dorsey S. Truitt, Jr., et al. The variance is requested for a front yard setback of 18 feet in lieu of the required 25 feet. The Zoning Commission will hear the Petitioner and any interested parties. The hearing will be held in Room 111 of the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. The hearing will be open to the public. The hearing will be held in accordance with the provisions of the Zoning Act and Regulations of Baltimore County. The hearing will be held in accordance with the provisions of the Zoning Act and Regulations of Baltimore County. The hearing will be held in accordance with the provisions of the Zoning Act and Regulations of Baltimore County.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

July 14, 1988

Mr. Dorsey S. Truitt, Jr.
1209 Greystone Road
Arbutus, Maryland 21227

RE: PETITION FOR ZONING VARIANCE
S/S Greystone Road, 174.38' NE of Seven Oaks Road
13th Election District; 1st Councilmanic District
Case No. 88-482-A

Dear Mr. Truitt:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Zoning Variance has been granted subject to the restrictions noted in the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 494-3391.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

ANN:bja
Enclosure
cc: People's Counsel

File

Office of PATUXENT Publishing Company

10750 Little Patuxent Pkwy
Columbia, MD 21044

June 1 19 88

THIS IS TO CERTIFY, that the annexed advertisement of

NOTICE OF HEARING
88-482-A
was inserted in the following:
☒ Catcher's Times ☐ Booster Weekly
☒ Arbutus Times \$20.35 ☐ Owings Mills Flier
☒ Reporter Weekly ☐ Towson Flier

weekly newspapers published in Baltimore County, Maryland once a week for 21 successive weeks before the 21 day of May 19 88 that is to say, the same was inserted in the issues of

May 19, 1988

PATUXENT PUBLISHING COMPANY

By: [Signature]

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 88-482-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 302.3.B. To allow a front yard setback of 18 feet in lieu of the required 25 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Requirement of an additional bedroom area for new child, and additional living space, not enough land to meet required setbacks.

Property is to be posted and advertised as prescribed by Zoning Regulations.

above Variance advertising, posting, etc., upon filing of this to be bound by the zoning regulations and restrictions of the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):
Dorsey S. Truitt, Jr.

(Type or Print Name)
Dorsey S. Truitt, Jr.

Signature
Robin L. Randall

(Type or Print Name)
Robin L. Randall

Address
1209 Greystone Rd. 2129107

City and State
Arbutus, MD 21227

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name
Phone No.
23rd day

Several people have called regarding this case concerned as to whether or not the petitioner is planning on expanding the car/truck repair shop which he is operating.

The petition calls for expanded living and sleeping quarters and no one has an objection to this. I advised that if they wished to lodge a complaint to do so thru Citizen Assistance and/or Enforcement.

ALL
REVIEWED BY: [Signature] DATE: 7/1/88

Property Description

Beginning at a point on the Southeast side of Greystone Rd. at a point 174.38' Pt. northeast of Seven Oaks Rd. thence running along the curve of the Southeast side of Greystone Rd. a distance of 157.94' thence running Southwest a distance of 64.92' Pt. thence running West a distance of 107.64' to the point of beginning.

88-482-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 23rd day of March, 1988.

J. Robert Haines
ZONING COMMISSIONER

Petitioner: Dorsey S. Truitt, Jr.
Petitioner's Attorney: Robin L. Randall

Received by: James E. Over
Chairman, Zoning Plans Advisory Committee

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353
J. Robert Haines
Zoning Commissioner

April 14, 1988

NOTICE OF HEARING



Dennis F. Rasmussen
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

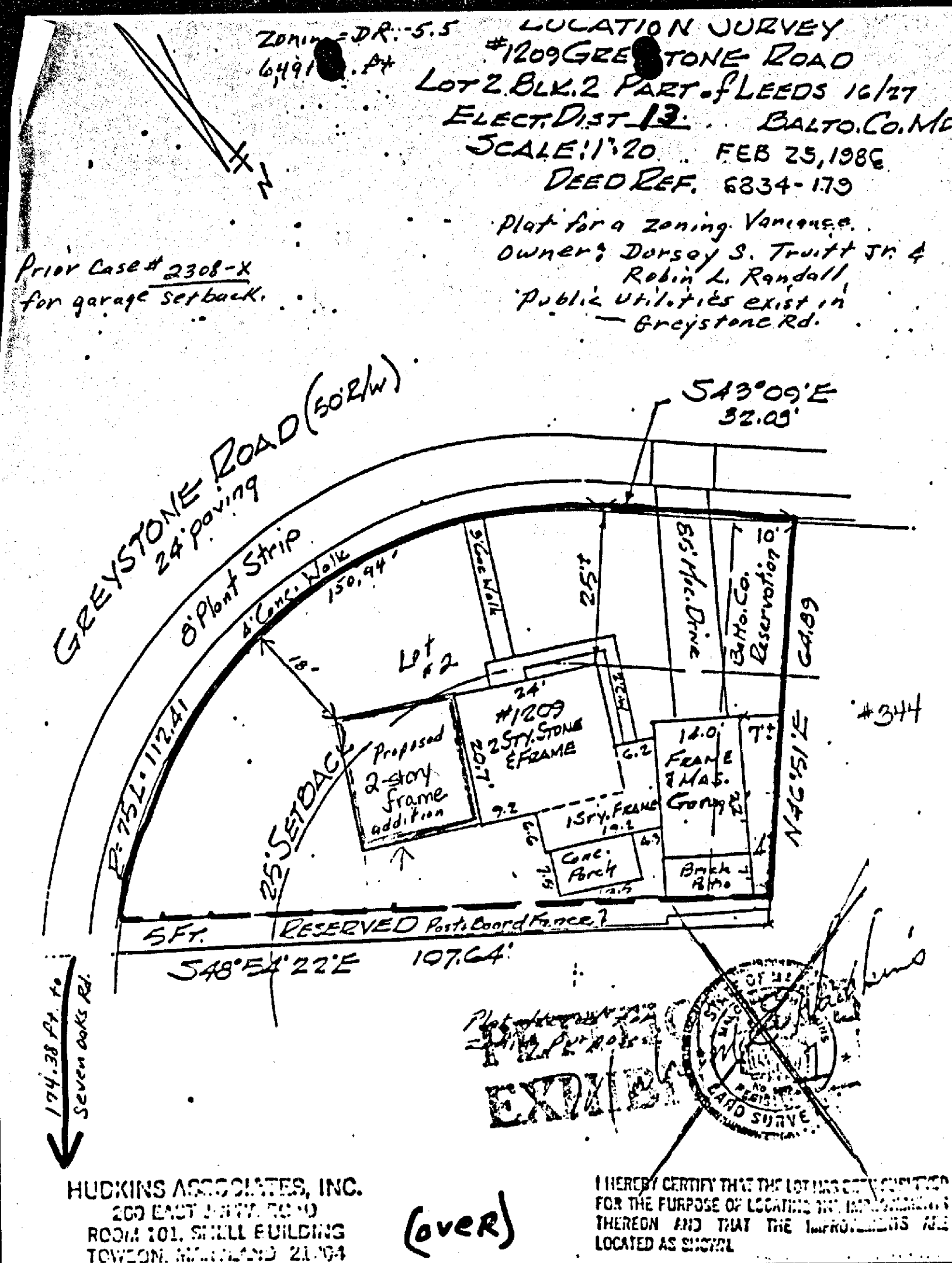
Petition for Zoning Variance
CASE NUMBER: 88-482-A
SS Greystone Road, 174.38' NE Seven Oaks Road
(1209 Greystone Road)
13th Election District - 1st Councilmanic
Petitioner(s): Dorsey S. Truitt, Jr., et al
HEARING SCHEDULED: THURSDAY, JUNE 9, 1988 at 9:00 a.m.

Variance to allow a front yard setback of 18 feet in lieu of the required 25 feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Dorsey S. Truitt, Jr., et al
File



Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Rehnke
Chief
J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

April 5, 1988

Re: Property Owner: Dorsey S. Truitt, Jr., / Robin L. Randall
Locations: S/S Greystone Rd., 174.38' NE of Seven Oaks Road
Item No.: 344

Zoning Agenda: Meeting of 3/29/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Cap...*
Planning Group
Special Inspection Division

Noted and
Approved:

John F. O'Neill
Fire Prevention Bureau

/j1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
Date: May 16, 1988
FROM: P. David Fields, Director
Office of Planning and Zoning
SUBJECT: Zoning Petitions #88-480-A, 88-481-A, 88-482-A,
88-483-A, 88-484-A, 88-485-A, 88-492-A, 88-493-A,
88-495-SpA, 88-498-A, 88-499-A, 88-500-A, 88-503-A,
88-504-A, 88-505-A

There are no comprehensive planning factors requiring comments on these petitions.

P. David Fields per P. Maxwell
P. David Fields, Director
Office of Planning and Zoning

PDF/jat

RECEIVED
MAY 17 1988
ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 17, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. Dorsey S. Truitt, Jr. and
Ms. Robin L. Randall
1209 Greystone Road
Arbutus, Maryland 21227

RE: Item No. 344 - Case No. 88-482-A
Petitioner: Dorsey S. Truitt, Jr. &
Robin L. Randall
Petition for Zoning Variance

Dear Mr. Truitt:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt

Enclosures

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
494-3554

May 6, 1988

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, and 347.

Very truly yours,

Stephen E. Weber
Stephen E. Weber, P.E.
Assistant Traffic Engineer

SEW/RF/pm1-b

RECEIVED
MAY 11 1988
ZONING OFFICE